

ROBERT C. WHEATLEY, CHAIRMAN
IRWIN G. BURTON III
MICHAEL B. JOHNSON
MARTIN L. ROSS
RODNEY SMITH



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountype.gov

Sussex County Planning & Zoning Commission

REVISED AGENDA

MARCH 26, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – March 12, 2015

Old Business

Change of Zone 1766 Stonemark Ventures, LLC

MJ

Application of **STONEMARK VENTURES, LLC** to amend the Comprehensive Zoning Map of Sussex County, from an AR-1 Agricultural Residential District to a HR-1 –RPC High Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19.52 acres, more or less, land lying south of Road 285 (Beaver Dam Road) 2,500 feet west of Road 275 (Plantation Road) (911 Address: None Available) (Tax Map I.D. 334-50.0-222.01).

WITHDRAWN 3/20/15

Change of Zone #1765 Red Mill Point, LLC

IGB

Application of **RED MILL POINT, LLC** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 29,289 square feet, more or less, land lying northeast of Route One (Coastal Highway) across from Red Mill Pond (911 Address: None Available) (Tax Map I.D. 334-1.00-5.00).



Public Hearings

Change of Zone #1767 Adel M. Baghouli

MJ

Application of **ADEL M. BAGHOULI** to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-1 (Neighborhood Business District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 2.867 acres, more or less, land lying south of U.S. Route 9 (Lewes-Georgetown Highway) and 1,000 feet west of Road 282 (Arabian Acres Road); (911 Address: 28990 Lewes-Georgetown Highway, Lewes) (Tax Map I.D. 334-10.00-31.05 and 31.06).

Change of Zone #1769 Ocean Atlantic Communities, LLC

IGB

Application of **OCEAN ATLANTIC COMMUNITIES, LLC** to amend the Comprehensive Zoning Map from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being Lewes and Rehoboth Hundred, Sussex County, containing 36.98 acres, more or less, land lying north of Route One (Coastal Highway), north of Tulip Drive within Dutch Acres Subdivision, and southeast of Railroad near Nassau; (911 Address: None Available) (Tax Map I.D. 335-11.00-55.00, 56.00, 59.00, and 59.01).

Conditional Use #2012 Ocean Atlantic Communities, LLC

IGB

Application of **OCEAN ATLANTIC COMMUNITIES, LLC** to consider the Conditional Use of land in an MR (Medium Density Residential District) for a mixed residential use with multi-family dwellings to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 37.26 acres, more or less, land lying north of Route One (Coastal Highway), north of Tulip Drive within Dutch Acres Subdivision and southeast of Railroad near Nassau (911 Address: None Available) (Tax Map I.D. # 335-11.00-55.00, 56.00, 59.00, and 59.01).

Other Business

Americana Bayside MR/RPC

RS

Village C Amended Preliminary Site Plan – Route 54

Dollar General – Long Neck

MJ

Commercial Site Plan – Route 24

Hardy's Self Storage

RS

Commercial Site Plan – U.S. Route 113

Royal Farms Store No. 226

MJ

Commercial Site Plan – Route One & Route 24

Schagrin Gas – Millsboro

MJ

Commercial Site Plan – U.S. Route 113

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 16, 2015, at 9:00 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: March 20, 2015 (withdraw C/Z #1766)

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